168.0	0002	0022.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 629,700 / 629,700
					USE VALUE: 629,700 / 629,700
					ASSESSED: 629,700 / 629,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE THOMAS H
Owner 2:	
Owner 3:	
Street 1:	62 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEE THOMAS H -
Owner 2:	-
Street 1:	62 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	209,700		420,000	629,700
Total Card	0.138	209,700		420,000	629,700
Total Parcel	0.138	209,700		420,000	629,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.96 | /Parcel: 399.9

Legal Description

User Acct 111131

GIS Ref

GIS Ref

Insp Date 05/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,700	0	6,000.	420,000	629,700	629,700	Year End Roll	12/18/2019
2019	101	FV	182,500	0	6,000.	420,000	602,500	602,500	Year End Roll	1/3/2019
2018	101	FV	182,500	0	6,000.	354,000	536,500	536,500	Year End Roll	12/20/2017
2017	101	FV	182,500	0	6,000.	324,000	506,500	506,500	Year End Roll	1/3/2017
2016	101	FV	182,500	0	6,000.	276,000	458,500	458,500	Year End	1/4/2016
2015	101	FV	170,800	0	6,000.	240,000	410,800	410,800	Year End Roll	12/11/2014
2014	101	FV	170,800	0	6,000.	222,000	392,800	392,800	Year End Roll	12/16/2013
2013	101	FV	170,800	0	6,000.	211,200	382,000	382,000		12/13/2012

!12984!

PRINT

Date	Time
12/11/20	03:00:01

LAST REV

Date	Time
03/19/19	15:51:33

mmcmakin

12984

USER DEFINED

Prior Id # 1:	111131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE THOMAS H,	72205-429	1	2/6/2019	Convenience	99	No	No		
	11846-593		6/17/1970		1	No	No		Elsie Bessette dod 3/8/13. Willed property to

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	757	Re-Roof	7,100	C				
8/2/2013	1162	Redo Bat	10,000	C				
11/30/2010	2347	Manual	3,000					WHEELCHAIR RAMP
8/19/1996	396	Manual	1,500	C				REBUILD BACK PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/20/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/7/1999	Measured	264	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	68053
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303874
Depreciation:	94201
Depreciated Total:	209673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

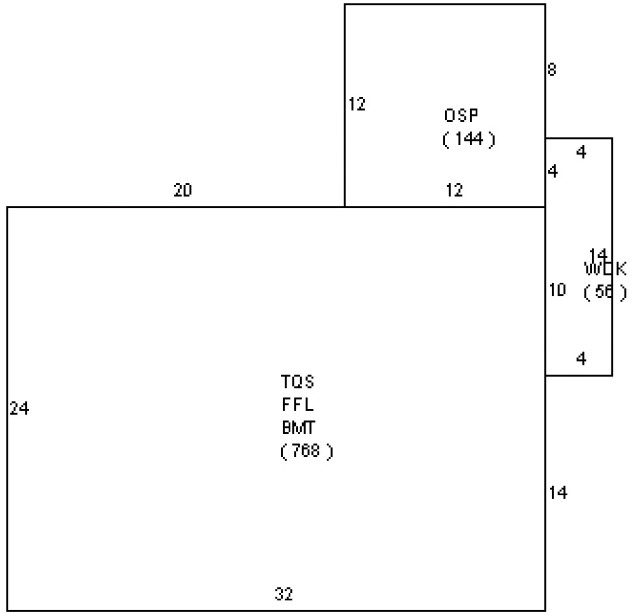
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	90.70
Final Total:	209700	Val/Su SzAd	156.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.090	40,004
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
OSP	Screen Porch	144	30.750	4,428
WDK	Deck	56	16.000	896

Net Sketched Area:	2,312	Total:	235,821
Size Ad	1344	Gross Are	2504	FinArea	1574
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	F	FR	1985	0.00	T	34	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	